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House of Representatives
COMMONWEALTH OF PENNSYLVANIA
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CO-SPONSORSHIP MEMORANDUM

To: All House Members

From: Representative Austin Davis

Date: December 10, 2020

Subject: Individual Dwelling Unit Water Metering when a Property is Sold

Pennsylvania consumers deserve a fair deal regardless of where they choose to live. Often, renters and owners residing in multiple-unit dwellings need additional protection when it comes to water meters. Each unit in a multiple-unit dwelling should be required to have individual water meters. One meter should not service all units.

My legislation will amend Title 68 (Real and Personal Property) requiring a separate water meter in order for an existing unit in a multi-family dwelling to be sold.

When a single meter is shared between all units, it can create a nightmare for residents and homeowners' associations collecting shares from all parties. In Allegheny County, an individual in a homeowner's association misappropriated the funds collected and water service to the entire complex was cut off. Because homeowners' associations are a private operating nonutility, not subject to Pennsylvania Public Utility Commission (PUC) regulation, there's very little regulatory protection for these consumers. This situation must be avoided at all cost.

It is our duty as representatives of the people of this Commonwealth, to provide the highest level of consumer protection for our residents. This legislation is an important step in putting consumers first.